

Attachment 4

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director



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Date: April 1, 2016

To: Schani Siong, Project Planner

From: Tim Tomlinson, Development Services

Subject: Public Works Comments on DRC2015-00109 Schmitz MUP, K St., San Miguel, APN 021-322-004

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

- ✓ 1. Drainage or Flood Hazard information. Submit complete drainage plans and report prepared by a licensed civil engineer for review and approval in accordance with Section 22.52.110 (Drainage).
- ✓ 2. In accordance with the Land Use Ordinance, as the project is located in a Storm Water Management (MS4) Area, it is considered a regulated project and required to submit a Storm Water Control Plan Application and Coversheet.

Public Works Comments:

- A. The project is located within the Paso Robles Groundwater Basin and must follow the adopted water conservation requirements of the Paso Robles Groundwater Basin Plan.
- B. The proposed project triggers Curb Gutter and Sidewalk requirements per 22.54.030. Improvement plans must be submitted to Public Works for review and approval. Prior to building permit issuance the owner must post a performance bond in accordance with the Ordinance. The applicant may apply for a waiver through the Planning and Building Department in accordance with 22.54.030 D. However, there is no guarantee that a waiver will be granted.
- C. The proposed project is within a drainage review area. Drainage plan is required to be prepared by a registered civil engineer and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52.110 or 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.

- D. The project meets the applicability criteria for Storm Water Management. Therefore, the project is required to submit a Storm Water Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:
<http://www.slocounty.ca.gov/Assets/PL/Forms+and+Information+Library/Construction+Permit+Documents/Grading+and+Drainage+Documents/SWCP+Application+Pkg.pdf>

The Post Construction Requirement (PCR) Handbook can be found at:
http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, public improvement plans shall be prepared in compliance with Section 22.54.030/23.05.106 (Curbs, Gutters and Sidewalks) of the Land Use Ordinance and San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works. The plan/s is/are to include, as applicable:
 - a. Street plan and profile for widening **K Street and 9th Street** to complete the project side of an A-2 urban street section fronting the property. 9th Street improvements shall include a cross gutter and an alley driveway approach.
 - b. Pedestrian easements as necessary to contain all sidewalk, driveway and curb ramp improvements that extend beyond the existing right-of-way. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.
 - c. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - d. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
 - e. Tree removal/retention plan for trees to be removed and retained associated with the required public improvements. The plan shall be approved jointly with the Department of Planning and Building.
 - f. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).
2. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.
3. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree

Attachment 4

planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.

4. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

Drainage

5. **At the time of application for construction permits**, the applicant shall submit complete drainage plans and report prepared by a licensed civil engineer for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance. All drainage must be retained or detained on-site and the design of the basin shall be approved by the Department of Public Works.
6. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
7. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Storm Water Control Plan.
8. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Storm Water Control Plan

9. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management. Applicable projects shall submit a Storm Water Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
10. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for review and approval by the County.
11. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Offers

Attachment 4

12. **Prior to issuance of construction permits**, the applicant shall offer for dedication to the public right-of-way easements by separate document for a 20-foot radius property line return at the intersection of **K Street** and **9th Street**. Submit the document/s to Public Works for review and approval prior to recordation with the County Clerk.

13. **Prior to issuance of construction permits**, the applicant shall offer for dedication to the public right-of-way easements by separate document for **K Street** and **9th Street** road widening purposes a sufficient width as necessary to contain all elements of the roadway prism including slopes, sidewalks, driveway aprons, curb returns and other improvements. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.

Fw: Kit Fox Evaluation for 972 K Street, San Miguel

Kate B. Shea

Mon 8/8/2016 9:35 AM

To: Kate B. Shea <kbshea@co.slo.ca.us>;

2 attachments (3 MB)

973 K Street_San Miguel_SJ Kit Fox Habitat Evaluation_cdfw.pdf; Kit fox habitat evaluation-guidelines.doc;

From: Sanderson, Brandon@Wildlife <Brandon.Sanderson@wildlife.ca.gov>

Sent: Thursday, June 16, 2016 9:47 AM

To: Schani Siong

Cc: John Davis

Subject: RE: Kit Fox Evaluation for 972 K Street, San Miguel

Schani,

Attached is the corrected kit fox evaluation. Item 1. Is to be answered at the 50,000 foot view for the general area. San Miguel is within the corridor between the Carrizo Core Population and the Salinas Valley Subpopulation. See guidelines for completing the kit evaluation attached. So that changes the score to 68 for a 2:1 mitigation ratio.

-Brandon

Brandon Sanderson

Environmental Scientist

Habitat Conservation Planning

California Department of Fish & Wildlife

3196 S. Higuera St., Suite A

San Luis Obispo, CA 93401

805-594-6141

Brandon.Sanderson@wildlife.ca.gov

<http://www.wildlife.ca.gov/>

From: Schani Siong

Sent: Thursday, May 19, 2016 2:29 PM

To: sanderson@wildlife.ca.gov

Cc: Brock Ortega; John Davis; Dan Biswas; David Friedberg

Subject: Kit Fox Evaluation for 972 K Street, San Miguel

Hi Brandon

The applicant is requesting a Kit Fox evaluation for this proposed development in San Miguel. I am the project manager for this County file DRC2015-000109 Schmitz. This site is in the mapped 4:1 mitigation ratio area. The kit fox evaluation was conducted by Dudek's biologist, John Davis who previously reached out to you regarding this project.

Please find attached the biologist's kit fox evaluation form with supplemental information and the County's kit fox project tracking form. If you have any questions, please do not hesitate to contact me.

Sincerely,

Schani Siong

Department of Planning and Building

County of San Luis Obispo

[976 Osos Street, Rm. 300](#)

[San Luis Obispo, CA 93408](#)

Direct. 805.781.4374

Email. ssiong@co.slo.ca.us

Kit Fox Habitat Evaluation Form

(guidelines)

Cover Sheet

Project Name UNNAMED COMMERCIAL
DEVELOPMENTDate 4/4/16

Project

Location* 972 K STREET, COMMUNITY of SAN MIGUEL

*Include project vicinity map and project boundary on copy of U.S.G.S. 7.5 minute map (size may be reduced)

U.S.G.S. Quad Map Name

PASO ROBLES, CALIF.Lat/Long or UTM coordinates (if available)UTM 10S 708019.61m E, 3958311.20m N

Project Description:

Project Size 0.79 Acres Amount of Kit Fox Habitat Affected 0.79 Acres

Quantity of WHR Habitat Types Impacted (i.e. - 2 acres annual grassland, 3 acres blue oak woodland)

WHR type ANNUAL GRASSLAND 0.79 Acres

WHR type _____ Acres

WHR type _____ Acres

WHR type _____ Acres

Comments: THE PROJECT SITE IS COMPRISED OF [mowed] WILD OAT

GRASSLAND AT THE TIME OF THE HABITAT ASSESSMENT. NO SUITABLE OR
POTENTIAL SAN JOAQUIN KIT FOX OR OTHER CANID OR AMERICAN BADGER
BURROWS WERE OBSERVED. RESIDENTIAL DEVELOPMENT OCCUR DIRECTLY
TO THE NORTH AND EAST. RESIDENTIAL AND COMMERCIAL DEVELOPMENT
IS FOUND FURTHER NORTH, EAST, AND SOUTH. SR 101 EXTENDS PAST
THE SITE IN A NORTH-SOUTH DIRECTION - TO THE WEST. A PARKING AREA
ACROSS (AND WEST) FROM K STREET IS FENCED. CONTINUED ON LAST PAGE...

Form Completed By: JOHN H. DAVIS IV
SENIOR ECOLOGIST
DUDEK

Rev 3/02
G:envdiv/forms/kit fox
habitat

San Joaquin Kit Fox Habitat Evaluation form

Is the project area within 10 miles of a recorded San Joaquin kit fox observation or within contiguous suitable habitat as defined in question 2 (A-E)

☒ **Yes - Continue with evaluation form**

☐ **No - Evaluation form/surveys are not necessary**

1. Importance of the project area relative to Recovery Plan for Upland Species of the San Joaquin Valley, California (Williams et al., 1998)

☒ A. Project would block or degrade an existing corridor linking core populations or isolate a subpopulation (20)

B. Project is within core population (15)

C. Project area is identified within satellite populations (12)

D. Project area is within a corridor linking satellite populations (10)

☒ E. Project area is not within any of the previously described areas but is within known kit fox range (5)

2. Habitat characteristics of project area.

☒ A. Annual grassland or saltbush scrub present >50% of site (15)

B. Grassland or saltbush scrub present but comprises <50% of project area (10)

C. Oak savannah present on >50% of site (8)

D. Fallow ag fields or grain/alfalfa crops (7)

E. Orchards/vineyards (5)

F. Intensively maintained row crops or suitable vegetation absent (0)

3. Isolation of project area.

A. Project area surrounded by contiguous kit fox habitat as described in Question 2a-e (15)

B. Project area adjacent to at least 40 acres of contiguous habitat or part of an existing corridor (10)

☒ C. Project area adjacent to <40 acres of habitat but linked by existing corridor (i.e., river, canal, aqueduct) (7)

D. Project area surrounded by ag but less than 200 yards from habitat (5)

Attachment 4

- E. Project area completely isolated by row crops or development and is greater than 200 yards from potential habitat (0)
4. Potential for increased mortality as a result of project implementation. Mortality may come from direct (e.g., - construction related) or indirect (e.g., - vehicle strikes due to increases in post development traffic) sources.
- A. Increased mortality likely (10)
☒ B. Unknown mortality effects (5)
C. No long term effect on mortality (0)
5. Amount of potential kit fox habitat affected. *Revised 03-02*
- A. >320 acres (10)
B. 160 - 319 acres (7)
C. 80 - 159 acres (5)
D. 40 - 79 acres (3)
☒ E. < 40 acres (1)
6. Results of project implementation.
- ☒ A. Project site will be permanently converted and will no longer support foxes (10)
B. Project area will be temporarily impacted but will require periodic disturbance for ongoing maintenance (7)
C. Project area will be temporarily impacted and no maintenance necessary (5)
D. Project will result in changes to agricultural crops (2)
E. No habitat impacts (0)
7. Project Shape
- ☒ A. Large Block (10)
B. Linear with > 40 foot right-of-way (5)
C. Linear with < 40 foot right-of-way (3)
8. Have San Joaquin kit foxes been observed within 3 miles of the project area within the last 10 years?
- A. Yes (10)
☒ B. No (0)

Scoring

- | | |
|------------------------|-----------------|
| 1. Recovery importance | 5 20 |
| 2. Habitat condition | 15 |

Attachment 4

3.	Isolation	<u>7</u>
4.	Mortality	<u>5</u>
5.	Quantity of habitat impacted	<u>1</u>
6.	Project results	<u>10</u>
7.	Project shape	<u>10</u>
8.	Recent observations	<u>0</u>

TOTAL

~~53~~ 68

Revised 03/02-lpd

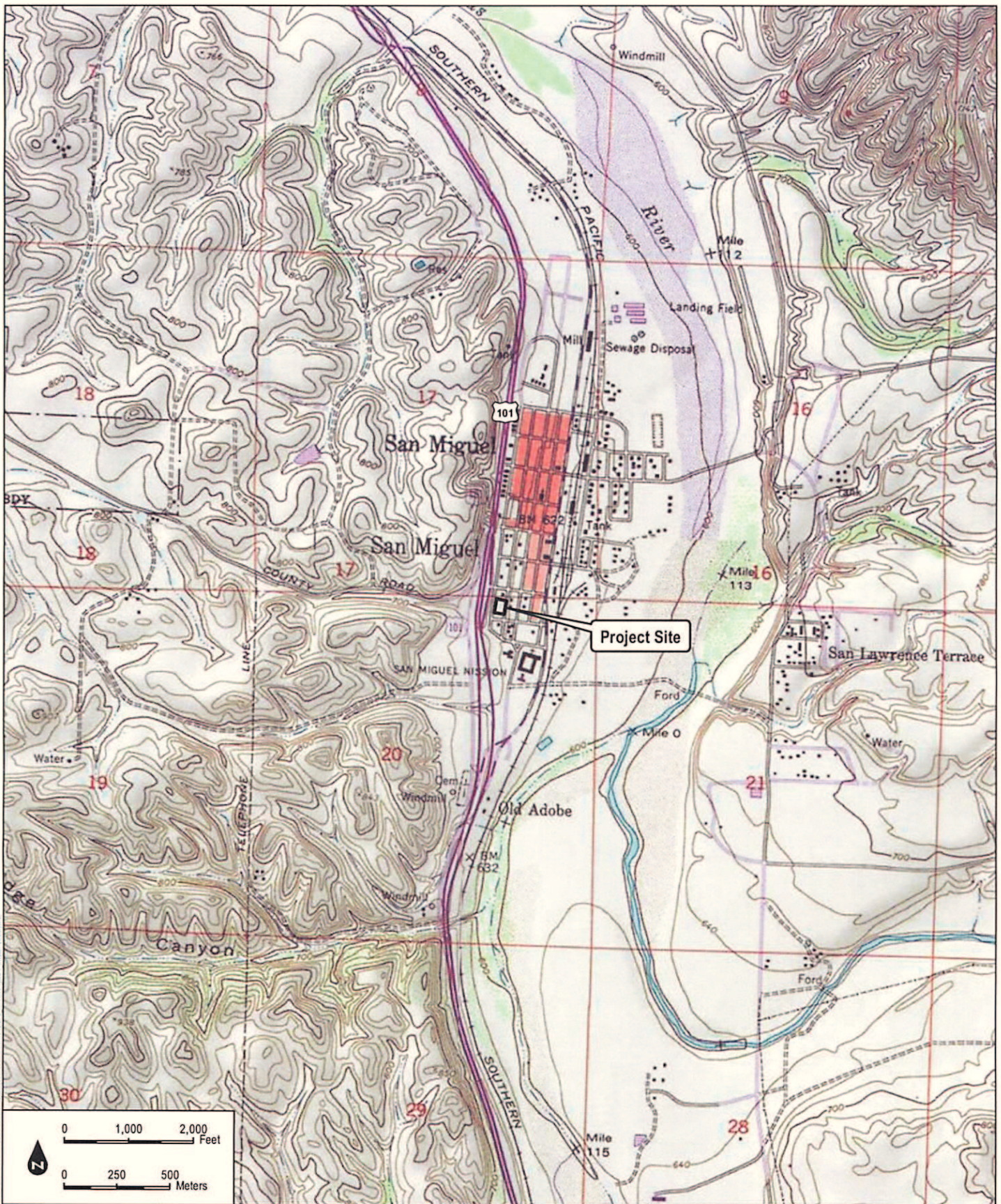


FIGURE 1
Project Vicinity

DUDEK

SOURCE: USGS 7.5-Minute Series Paso Robles Quadrangle
Township 25S; Range 12E; Sections 17 and 20

972 K St San Miguel

Attachment 4

From: Michael Stoker
Sent: Friday, July 29, 2016 1:36 PM
To: Schani Siong
Cc: Cheryl Journey; Martin Mofield
Subject: Re: DRC2015-00109, SCHMITZ, North County E-Referral, MUP, San Miguel

Schani,

Please find buildings comments for DRC2015-00109 below. The comments are also included in tidemark. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of a new 9,100 sq. ft general store and related infrastructure which includes associate parking, landscaping, lighting, signs, storm drains, etc. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (Current version of the California Building Standards Codes and Title 19 of the SLO County Codes at time of permit submittal).

While a thorough plan review will be conducted at the time of the building permit application, the following items are noted to assist design review;

- 1) A California licensed Architect or Engineer is required to submit the plans for this project per BPC 5536.1.
- 2) A pre application meeting will be needed prior to submitting for a building permit to answer any questions and / or discuss code related issues.
- 3) Provide an allowable area analysis on the plans to verify compliance with CBC Chapter 5, including Table 503 and sections 504, 506, and 508. Also, provide information stating is the building is using the separated, non-separated, or accessory occupancy method or combination of each per CBC Section 508.
- 4) Any fire resistive walls or ceilings due to occupancy separations will need to be detailed on the plans to comply with the requirements of with CBC, including Chapter 5, 6 and 7. The specific details for the wall construction on the plans will need to reference an approved UL listing or gypsum manual listing.
- 5) The fire and smoke protection features (i.e. exterior walls, projections, openings, rated wall assemblies, shaft enclosures, parapet, etc) shall be shown, calculated and detailed on the plans to comply with CBC, including Chapter 7.
- 6) The interior finishes (floors, ceiling, walls, insulation, etc) will need to be shown on the plans to comply with CBC, including Chapter 8.
- 7) Provide an occupant load and exiting analysis on the plans to verify compliance with CBC, including Chapter 10.
- 8) The accessibility elements throughout will need to be shown, detailed, and / or noted on the plans to verify compliance with CBC Chapter 11B. (i.e. accessible

Attachment 4

parking, path of travel, restroom design, accessible amenities, rooms, equivalent, etc.)

- 9) Provide plans which clearly show the structural design to verify compliance with the 2013 California Building Code and referenced standards. The plans and supporting calculations will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design.
- 10) The project will require a soils report and structural calculations for the design of the buildings. All structural elements to be detailed on the plans to comply with CBSC and adopted referenced codes.
- 11) A grading permit and site drainage plan will be required for this project.
- 12) Provide isometric / single line drawings for the electrical, plumbing, and mechanical elements to verify compliance with the current versions of the California Electrical, Plumbing, and Mechanical Codes.
- 13) Provide a plumbing fixture analysis on the plans to verify the number of fixtures provided is sufficient for the proposed use and complies with CPC Chapter 4 and Table A and Table 422.
- 14) Provide an equipment schedule on the plans and any referenced standards or spec sheets that are applicable.
- 15) The floor plans need to show the layout and configuration of the aisles widths, location of the check stands, point of sales location, freezers and refrigeration, etc.
- 16) Provide details for anchorage for all equipment. For equipment weighing more than 400 lbs, provide calculations for seismic anchorage in accordance with ASCE 7-10, Chapter 13.
- 17) Energy Calculations will need to be provided to verify compliance with current California Energy Code.
- 18) Compliance with the current California Green Building Code and County of San Luis Obispo Green Building Ordinance will need to be show on the plans.

The building will need to be provided with fire sprinklers and an alarm system under a separate permit. At the time of the permit application provide plans and calculations showing the design of the system.

Thanks

Michael Stoker, CASp
Building Division Supervisor
805.781.1543